

Changes to Building Regs

- March/April Changes
- October Changes
- Changes next year

March Changes

The Legal Aid, Sentencing and Punishment of Offenders Act 2012 and the Legal Aid, Sentencing and Punishment of Offenders Act 2012 (Fines on Summary Conviction) Regulations 2015 have removed the maximum fine limit of £5000 for prosecutions under sections 35 and 35A of the Building Act 1984 for breaches of the Building Regulations.

This change came into effect on 12 March 2015.

The change applies only to offences committed on or after that date, for which a fine of any amount will be available to the court.

Fines are now unlimited

April Changes

- Approved Document E
 - Came in 6 April
 - E4 Acoustic conditions in schools now refers to BB 93 2015

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/parte/approved>

October Changes

- 1st October 2015 saw:
 - Amended ADs G, H & M
 - New AD Q (Security)

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partg/approved>

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/parth/approved>

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol1>

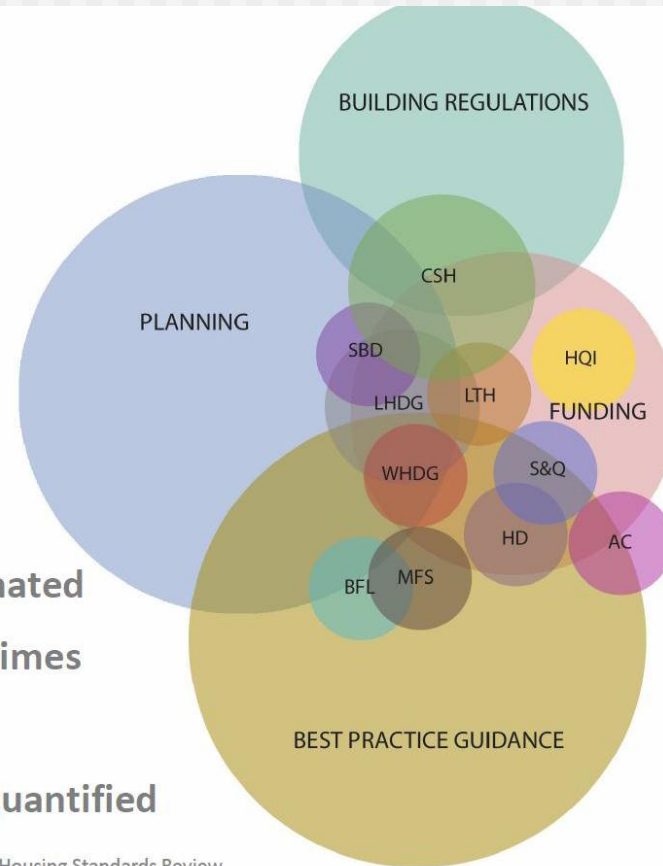
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol2>

<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partq/approved>

Housing Standards Review

the problem

- too much
- all in different places
- confusing and uncoordinated
- multiple assessment regimes
- different local versions
- cumulative impact not quantified



Housing Standards Review

Housing Standards Review

- Some standards, like Code for Sustainable Homes, have been deleted or are being phased out.
- It has been decided best place for other standards are within the Building Regs.
- Some, like new Part Q are mandatory.
- Others, like **new** parts of AD G & M are optional.

Approved Document Q

- This is mandatory
- Brings together information from BS, NHBC requirements and Secured by Design

Part Q Security – Unauthorised Access

Requirement

Reasonable provision must be made to resist unauthorised access to –

(a) any dwelling; and

(b) Any part of a building from which access can be gained to a flat within the building.

Limits on application

Requirement Q1 applies only in relation to new dwellings

Approved Document Q

Applies to

- easily accessible doors
- Easily accessible windows

that provide access in the following situations

- into a dwelling from outside
- into parts of a building containing flats from outside
- into a flat from the common parts of the building

Doors and windows will meet the requirement if they can resist physical attack by a casual or opportunist burglar by being:

- Sufficiently robust and
- Fitted with appropriate hardware.

PAS 24



- Secure doorsets should either meet the security requirements of PAS 24
- OR
- Designed to Appendix B of new AD for bespoke secure timber doorsets

Windows at:

- Ground level
- Basement level
- Within 2m of an accessible surface
- Within 2m vertically of a flat or sloping roof (less than 30 degree) that is within 3.5m of ground

Should meet the security requirements of PAS 24

Approved Document H

- Minor changes to H3, regarding drainage of paths, due to amendments in Part M
- Further/amended guidance in H6 regarding bin storage. Regard to be given to the requirements of the waste collection authority & Env Protection Act.
- If bin storage in front garden, ***consideration*** to be given to screening.

Optional Requirements

- For the first time ever, optional requirements have been introduced into Building Regs.
- They are enforceable through the Building Regs **but only** if the local Planning Authority include in Local Plan and implement through Planning Conditions.
- The PA must gather evidence through Local plan viability assessment.
- Agents must provide a statement with Building Regs application if Planning Condition imposed.

Approved Document G

- Now includes an optional requirement of 110 l/pp/pd which PA can impose as a condition.

Approved Document M

- Now in 2 volumes – Domestic and non-domestic.
- Non-domestic volume is as existing. No change.
- Domestic volume now includes 2 **additional** levels of optional requirements which PA can impose as conditions.
- The higher option level is full life time homes requirements.

M4 Category 2

Accessible & Adaptable Dwellings

The following can be considered 'reasonable provisions':

- To be able to approach and gain step-free access to the dwelling and any associated parking space and to community facilities intended for the occupants to use
- To have step free access to the WC and other accommodation within the entrance storey and to any associated outdoor space directly connected to the entrance Storey
- To allow a wide range of people, including older and disabled people and some wheelchair users to use the accommodation and its sanitary facilities
- To provide features to enable common adaptations to be carried out in the future.
- To have wall mounted switches and sockets in habitable rooms that can be accessed by those with reduced reach.

M4 Category 3

Wheelchair User Dwellings

The dwelling makes reasonable provision for a wheelchair user to:

- live in the dwelling
- Use any associated outdoor space
- Use any associated parking facilities
- Use any associated communal facilities

There should be

- Step free access for a wheelchair user to access every private entrance
- Potential for step-free access to all other parts
- sufficient internal space to make accommodation for a wheelchair user
- Provision for the dwelling to be wheelchair adaptable, or to be wheelchair accessible
- Switches, controls and sockets to be accessible for those with reduced reach

Space Standards

- Decided not to include the requirement for minimum space requirements within Building Regs.
- Optional and only if PA includes within Local Plan and imposes through conditions.
- Administered and enforced through Planning System but PA can ‘buy in’ support from Building Control.

Changes Next Year

- Further changes to Part L
- Zero carbon for new build domestic
- Higher fabric standards (+20%)
- Other abatement measures through “allowable solutions”
- No final details of what these are or how it will work but likely to allow for off site allowable solutions
- Will be an exemption for small developments.